GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Pithapuram Municipality – Change of Land use From Industrial use to Residential use in R.S.No.400/1 to an extent of Ac.3.13 cents or 12667.11 sq.mts. at Kakinada Road, Pithapuram Municipality as applied by Sri K. Muni Reddy and Sri N. Ganga Reddy of Pithapuram – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 40 **Dated: 24-01-2017**

Read the following:-

1. From the DTCP, A.P., Hyderabad, Letter Roc.No.1586/2014/R, dated:06.11.2014.
2. Government Memo.No.16644/H1/2014, Dept, Dated:22.11.2014.
3. From the Director of Industries, AP, Hyderabad, Letter No.29/1/2014/16425, dated:31.07.2015.
4. Govt. Memo No.16644/H1/2014, dt:19.12.2015.
5. From the DTCP, AP, Guntur, Lr.Roc.No.1586/2014/R1, dated:29.06.2016.
6. Govt. Memo No.11411/I2/2012, dated:30.06.2012.
7. Govt. Memo No.16644/H1/2014, dated:01.08.2016.
8. Andhra Pradesh Gazette No.674, dated:08.08.2016.
9. From the DTCP, AP, Guntur, Lr.Roc.No.1586/2014/R1, dated:18.11.2016.

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ORDER:

The draft variation to the land envisaged in Pithapuram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.674, Part-I, Dt:08.08.2016. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has reported that the Commissioner, Pithapuram Municipality has informed that the applicant has paid an amount of Rs.38,004/- towards development / conversion charges and Rs.30,000/- towards layout application fee and Municipal Scrutiny charges and also the Director of Town & Country Planning, AP, Guntur in the reference 9th read above has informed that the Commissioner, Pithapuram Municipality has published the draft variation notification in two Daily News papers i.e., one in The Hans India in English version and one in Vishalandhra in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Pithapuram Municipality, Pithapuram, E.G. District.

Copy to:
The individual through the Commissioner, Pithapuram Municipality, Pithapuram.
The Collector and District Magistrate, East Godavari District.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Pithapuram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.254 MA., dated 12.07.2004, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

(P.T.O.)

VARIATION

The site in R.S.No.400/1 to an extent of Ac.3.13 cents in Pithapuram town, the boundaries of which shown in the schedule hereunder and which is earmarked for Industrial in the General Town Planning Scheme (Master Plan) of Pithapuram sanctioned in G.O.Ms.No.254 MA., dt.12.07.2004 is now designated for Residential use by variation of change of land use as per Master Plan and also based on the Council Resolution No.350, dated:27.08.2014 and as marked as "A to I" in the revised part proposed land use map bearing G.T.P.No.19/2016/R available in the Municipal Office Pithapuram Town, **subject to the following conditions that;**

1. The applicant shall handover the site affected under 200'-0'' wide R&B Road to an extent of Ac.0.44 cents to the Municipality through Registered Gift Deed at free of cost.
2. The applicant shall obtain prior technical charges from competent authority before commencement of any development activity at the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The applicant shall provide 9.0 m buffer zone towards Industrial land use (North, South and East sides).
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Parvathi Parameswara Sunpipe Company Compound Wall
East	:	Agricultural land in R.S.No.398
South	:	Agricultural land in R.S.No.399
West	:	Existing 100'-0'' road to be widened to 200'-0'' (Kakinada – Pithapuram Road)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER